

# Extract for Planned Development

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## Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

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City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Christopher R. Hill  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471 (Voice)  
(312) 744-6550 (FAX)  
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<http://www.ci.chi.il.us>

September 29, 1997

Mr. Gregory Furda  
Sidley and Austin  
One First National Plaza  
Chicago, Illinois 60603

Re: Request for a minor change to  
Institutional Planned Development No. 462  
(Belmont Hospital)  
3300 North Karlov Avenue

Dear Mr. Furda:

Please be advised that your request for a minor change to Institutional Planned Development No. 462, on behalf of Universal Health Services, Inc., has been considered by the Department of Planning and Development pursuant to Section 11.11- 3 (c) of the Chicago Zoning Ordinance and is hereby approved.

Specifically, your requested that an existing multi-family structure, located within the boundaries of the Planned Development at 3300 North Karlov Avenue, be used for residential purposes. You further indicated that the two-flat building existed on the site prior to the creation of the Planned Development and that the building, which appears in the County Assessor's records as a two-story, multi-family residential structure, has remained structurally unaltered since the Planned Development's passage.

With regard to your request, the Department of Planning and Development has determined that this revision to the Planned Development would constitute a minor change pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance. The requested modification would not result in a change in the character of the development.



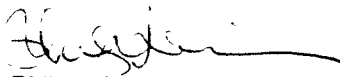
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor change, but no other changes to Institutional Planned Development No. 462.

Sincerely,

A handwritten signature in black ink, appearing to read "CHRILL", written over a horizontal line.

Christopher R. Hill  
Commissioner

Originated:

A handwritten signature in black ink, appearing to read "Philip Levin", written over a horizontal line.

Philip Levin  
Assistant Commissioner

cc: Chris Slattery  
Michael A. Marmo  
Paul Woznicki



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Valerie B. Jarrett  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471 (Voice)  
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July 6, 1995

Mr. Darryl Duncan  
Chief Executive Officer  
THC Chicago  
4058 West Melrose Street  
Chicago, IL 60641

Re: Request for a minor change to Institutional  
Planned Development No. 462  
Belmont Hospital-4058 West Melrose Street

Dear Mr. Duncan:

Please be advised that your request for a minor change to Institutional Planned Development No. 462 has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and is hereby approved.

Specifically, in your letter dated June 27, 1995, you requested the temporary use of 35 parking spaces in the surface parking lot located at the northeast corner of North Karlov Avenue and West School Street for non-accessory parking use by the Turystyczna Restaurant.

You have requested that this temporary use be in effect for a three year period. Further, a letter from your hospital dated May 17, 1995, states that the actual number of parking spaces serving the hospital exceeds the minimum required number of spaces; and that this small parking lot is one of two that are not used for hospital needs.

The Department of Planning and Development has determined that the revisions described above would constitute a minor change to Institutional Planned Development No. 462 and would satisfy the criteria for minor changes pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance provided that the use of this specific parking lot for a maximum of 35 spaces for non-accessory parking use shall be permitted for a three year period ending July 5, 1998.

Sincerely,

Valerie B. Jarrett  
Commissioner

cc: Joe Zehnder  
Philip Levin



(Continued from page 19325)

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 7-G in the area bounded by

a line 25 feet north of West Oakdale Avenue; the alley next north of and parallel to North Ashland Avenue; West Oakdale Avenue; and North Ashland Avenue,

to those of a B4-2 Restricted Service District, and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map No. 7-K.*

PD 462 - 463

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 7-K in the area bounded by

a line 27.30 feet north of and parallel to West School Street; North Karlov Avenue; a line 100.00 feet north of and parallel to West School Street; the alley next east of and parallel to North Karlov Avenue; West School Street; North Karlov Avenue; the alley next south of and parallel to West School Street; a line 360.42 feet east of and parallel to North Karlov Avenue; West Melrose Street; and the alley next west of and parallel to North Karlov Avenue,

to those of an Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

(Continued from page 19325)

~~SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 7-G in the area bounded by~~

~~a line 25 feet north of West Oakdale Avenue; the alley next north of and parallel to North Ashland Avenue; West Oakdale Avenue; and North Ashland Avenue,~~

~~to those of a B4-2 Restricted Service District, and a corresponding use district is hereby established in the area above described.~~

~~SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.~~

*Reclassification Of Area Shown On Map No. 7-K.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 7-K in the area bounded by

a line 27.30 feet north of and parallel to West School Street; North Karlov Avenue; a line 100.00 feet north of and parallel to West School Street; the alley next east of and parallel to North Karlov Avenue; West School Street; North Karlov Avenue; the alley next south of and parallel to West School Street; a line 360.42 feet east of and parallel to North Karlov Avenue; West Melrose Street; and the alley next west of and parallel to North Karlov Avenue,

to those of an Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

Institutional Planned Development No. 462

*Plan Of Development*

*Statements.*

1. The area delineated herein an Institutional Planned Development (the "Planned Development") consists of approximately 92,422 square feet of real property exclusive of right-of-ways, bounded by

a line 27.30 feet north of and parallel to West School Street; North Karlov Avenue; a line 100.00 feet north of and parallel to West School Street; the alley next east of and parallel to North Karlov Avenue; West School Street; North Karlov Avenue; the alley next south of and parallel to West School Street; a line 360.42 feet east of and parallel to North Karlov Avenue; West Melrose Street; and the alley next west of and parallel to North Karlov Avenue,

and is depicted in the the attached property line map.

2. This Plan of Development, consisting of ten (10) statements; an existing zoning map; a boundary and property line map; a generalized land use map; and a table of use and bulk regulations and related controls is applicable to the area delineated herein. These and no other controls shall apply to the area delineated herein.
3. The following uses shall be permitted within the Planned Development: hospital, medical offices, related uses, parking and loading, laboratories or research facilities contained therein shall be governed by performance standards as authorized under the M1 Restricted Manufacturing District of the Chicago Zoning Ordinance subject to such limits, maximum and minimum, as are set forth in the table of use and bulk regulations and related controls made a part of this Plan of Development.
4. Any dedication or vacation of streets or alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.

5. Off-street parking and loading facilities will be provided in compliance with this Plan of Development and shall be subject to the review and approval of the Commissioner of Planning and the Bureau of Street Traffic Engineering and Operations. All parking spaces required to serve buildings or uses shall be located on the same parcel as the building or use served or within 1,000 feet walking distance.
6. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Streets and Sanitation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and the approval of the Commissioner of Planning.
7. The improvements within this Planned Development and any appurtenances thereto shall be subject to the following height restrictions: (a) height limitations as certified and approved by the Federal Aviation Administration; and (b) Airport Zoning Regulations as established by the Department of Planning, Department of Aviation, and Department of Law and approved by the City Council.
8. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Departments of Planning and Zoning. Temporary signs such as construction and marketing signs also are permitted.
9. The applicant or its successors, assignees or grantees shall obtain all official city reviews, approvals and permits required in connection with this Plan of Development.
10. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of the Department of Planning and in effect on the date hereof.

Exhibits "A", "B" and Use and Bulk Regulations and Data attached to this Plan of Development read as follows:

*Exhibit "A".*

Legal title to the property commonly known as 4106 -- 4110 West Melrose Street, Chicago, Illinois, is held by Chicago Title & Trust Company, under Trust No. 1090415; 111 West Washington Street, Chicago, Illinois 60606 (312) 630-2000. Universal Health Services Management, Incorporated is the beneficial owner of the property held under Trust No. 1090415.



Legal title to property commonly known as 4058 West Melrose Street, 3232 -- 3234 and 3300 North Karlov Avenue, and the remaining parcels in the proposed Planned Development, is held by Universal Health Realty Income Trust, 367 Gulph Road, King of Prussia, Pennsylvania 19406 (215) 768-3300.

*Exhibit "B".*

A line 27.30 feet north of and parallel to West School Street; North Karlov Avenue; a line 100.00 feet north of and parallel to West School Street; the alley next east of and parallel to North Karlov Avenue; West School Street; North Karlov Avenue; the alley next south of and parallel to West School Street; a line 360.42 feet east of and parallel to North Karlov Avenue; West Melrose Street; and the alley next west of and parallel to North Karlov Avenue.

*Institutional Planned Development No. \_\_\_\_\_*

*Plan Of Development*

*Use And Bulk Regulations And Data.*

Net Site Area		General Description Of Land Use And Type	Max. F.A.R.	Max. % Of Land Covered
Sq. Ft.	Acres			
92,422	2.121	Hospital, Medical Offices, Related Uses, Parking and Loading	2.0	55%

Gross Site Area = Net Site Area (2.121 acres) plus Area of Right-of-Way of Public Streets and Alleys (0.63 acres) = 2.750 Acres.

Maximum permitted F.A.R. for total net site area = 2.2

Minimum number of off-street parking spaces: 140

Minimum required off-street loading berths: as required under the B2-4 Restricted Retail District Regulations

Minimum periphery setbacks:

North -- Five (5) feet

East -- Five (5) feet

South -- None (0) feet

West -- Fifteen (15) feet

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or where necessary because of technical reasons, subject to the approval of the Department of Planning.

[Generalized Land Use Plan, Property Line and Planned Development Boundary Map and Existing Zoning and Preferential Street System Map printed on pages 19334 through 19336 of this Journal.]

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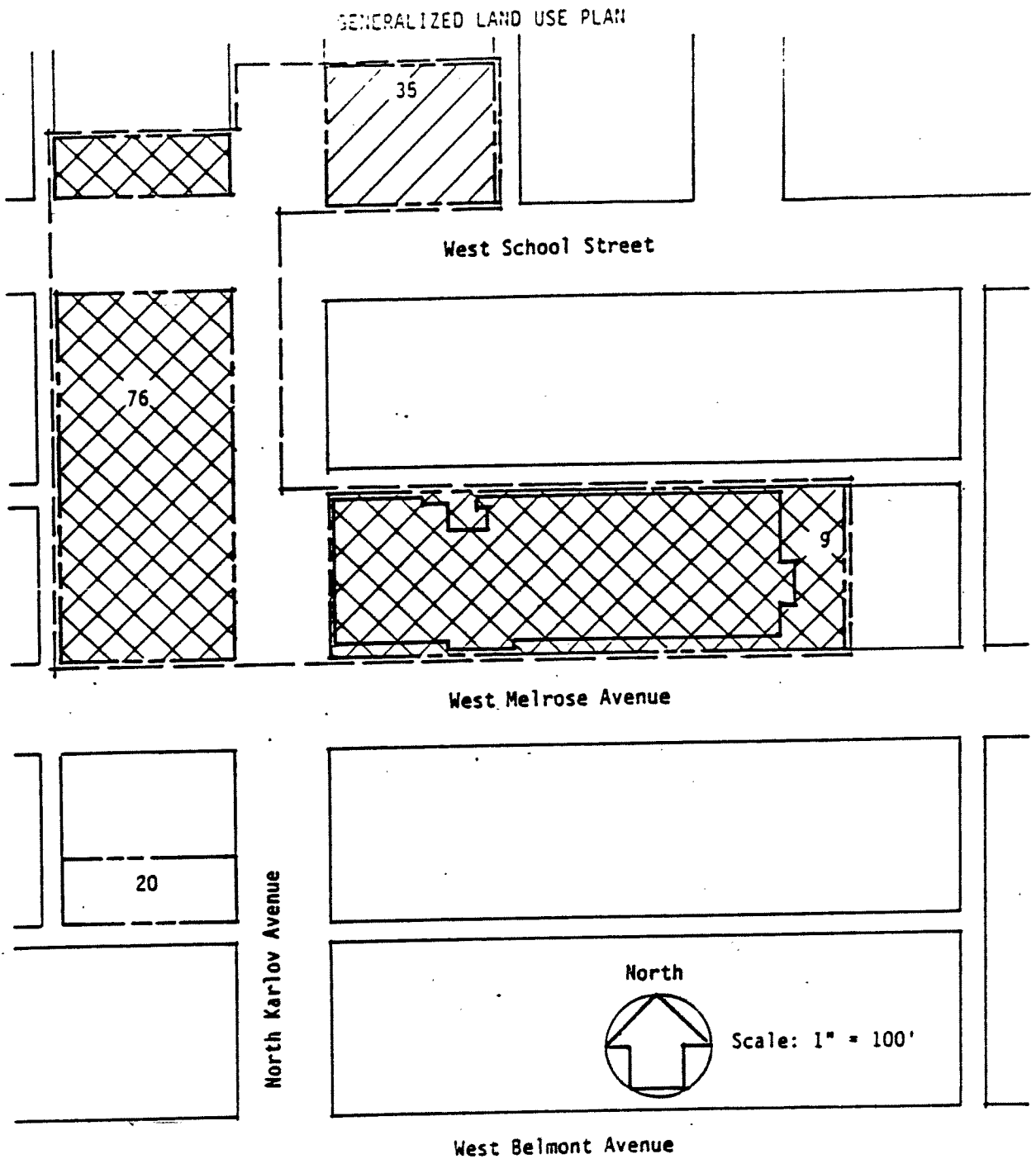
*Reclassification Of Area Shown On Map No. 10-H  
(As Amended).*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-3 Heavy Manufacturing District symbols and indications as shown on Map No. 10-H in the area bounded by

the west right-of-way line of the South Damen Avenue viaduct; the north line of West 46th Street or the line thereof if extended where no street exists; the west right-of-way line of the South Damen Avenue viaduct; West 47th Street; the east line of the

(Continued on page 19337)



----- Planned Development Boundary

XXXXXX Hospital, Medical Offices, Related Uses, Parking and Loading

////// Parking Area, with number of Spaces

Existing Structure to Remain

APPLICANT: UHS of Belmont, Inc. d/b/a  
Belmont Community Hospital  
4058 W. Melrose Street  
Chicago, IL 60641

DATE:

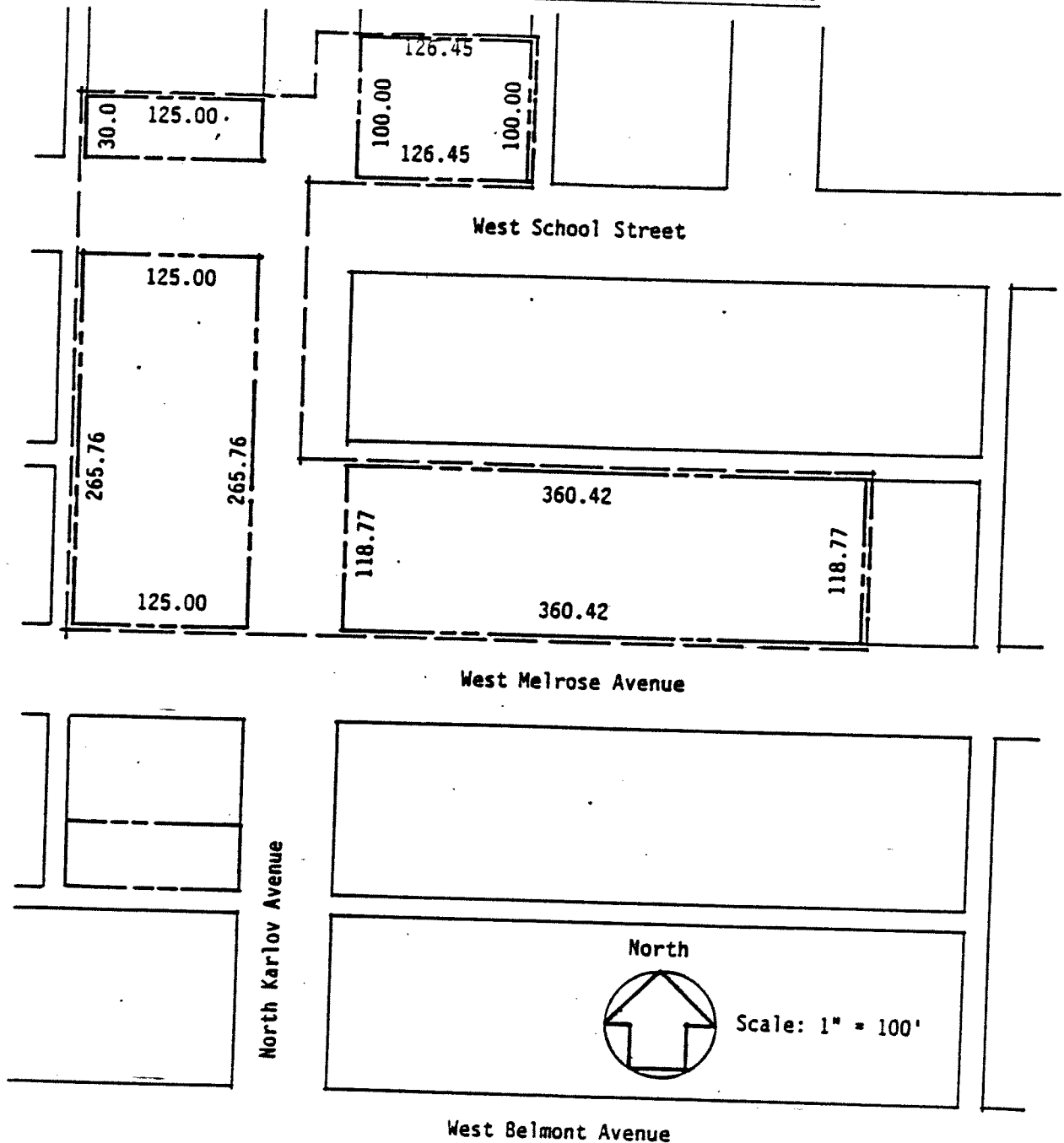
September 21, 1988

11/16/88

REPORTS OF COMMITTEES

19335

PROPLRTY LINE AND PLANNED DEVELOPMENT BOUNDARY MAP

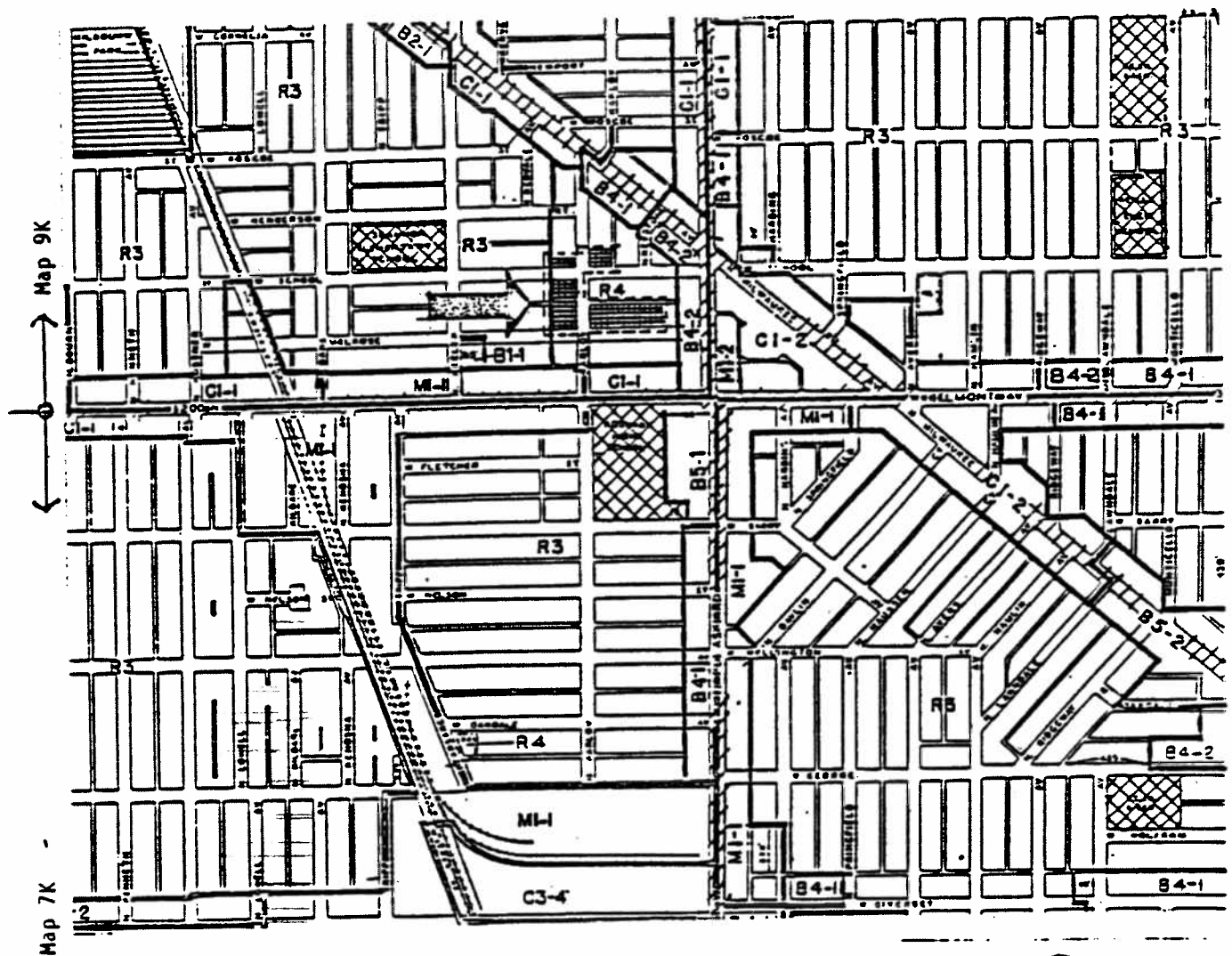


----- PLANNED DEVELOPMENT BOUNDARY  
----- PROPERTY LINE

APPLICANT: UHS of Belmont, Inc. d/b/a  
Belmont Community Hospital  
4058 W. Melrose Street  
Chicago, IL 60641

DATE: September 21, 1988

INSTITUTIONAL PLANNED DEVELOPMENT  
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



- Zoning Districts  
 Preferential Street System  
 Proposed Institutional Planned Development  
 Public Parks  
 Other Public, Quasi- Public and Private Institutions and Facilities

APPLICANT: UHS of Belmont, Inc. d/b/a  
 Belmont Community Hospital  
 4058 W. Melrose Street  
 Chicago, IL 60641

DATE: September 21, 1988